

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6-3-92 ACCOUNT: R-001-6150

AMOUNT: \$ 79.73

RECEIVED FROM: MR. Charles E. Eberman, Jr.
(Date: 6-27-92)

FOR: Posting & advertising, 8945 Satyr Hill Rd.

CHAS #0022MICARC \$79.73

BA 5002440PNO-03-92

VALUATION OR DESCRIPTION OF GOODS

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 6-27-92

Charles Eberman, Jr.
8945 Satyr Hill Road
Baltimore, Maryland 21234

RE:
CASE NUMBER: 92-412-A
8945 Satyr Hill Road, 185' Satyr Carriage Walk Court
8945 Satyr Hill Road
11th Election District - 6th Councilmanic
Legal Owner(s): Charles Eberman, Jr.
Contract Purchaser: Timothy S. O'Shea

Dear Petitioner(s):

Please be advised that \$ 79.73 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE DURING SIGN A POST SIGN MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. (V) NOT REMOVE THE SIGN & POST SIGN FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 6, 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-412-A
8945 Satyr Hill Road, 185' Satyr Carriage Walk Court
8945 Satyr Hill Road
11th Election District - 6th Councilmanic
Legal Owner(s): Charles Eberman, Jr.
Contract Purchaser: Timothy S. O'Shea
HEARING: THURSDAY, JUNE 2, 1992 at 2:00 p.m.

Variance to allow a building to street centerline setback of 32 feet in lieu of 50 feet and building to property line of 19 ft. in lieu of 25 ft.

Lawrence E. Schwab
Lawrence E. Schwab

Zoning Commissioner of
Baltimore County

cc: Charles Eberman, Jr.
Michael K. Smith
Timothy S. O'Shea

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

receipt

Account: R-001-6150
Number:

H9200425

QTY	PRICE
1 X	\$50.00
TOTAL:	\$50.00

Please Make Checks Payable To: Baltimore County
BA 5011741AND-10-92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

6/09/92

M9200600

PUBLIC HEARING FEES	QTY	PRICE
OBO -POSTING SIGNS / ADVERTISING	1 X	\$79.73
TOTAL:		\$79.73

LAST NAME OF OWNER: RADUANO

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

May 27, 1992

887-3353

Mr. Charles Eberman, Jr.
8945 Satyr Hill Road
Baltimore, MD 21234

RE: Item No. 425, Case No. 92-412-A
Petitioner: Charles Eberman, Jr.
Petition for Variance

Dear Mr. Eberman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 9th day of April, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Charles Eberman, Jr.

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bayley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: April 28, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - April 20, 1992 & April 27, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Charles Eberman - ITEM 425
Gary P. Sweet - ITEM 430
Kathleen and Jimmy Ledwell
Jeffrey and Doris Schaefer
Louis and Janet Heidrich

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

425.txt
Petitns.txt

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 11, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #425
8945 Satyr Hill Road
Zoning Advisory Committee Meeting of
April 20, 1992

The Environmental Impact Review Division offers the following comments:
Development of this site must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:sp

JABLON/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

APRIL 21, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: CHARLES EIERMAN, JR.
Location: 8945 SATYR HILL ROAD
Item No.: 425 (CAM) Zoning Agenda: APRIL 20, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
APR 22 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form

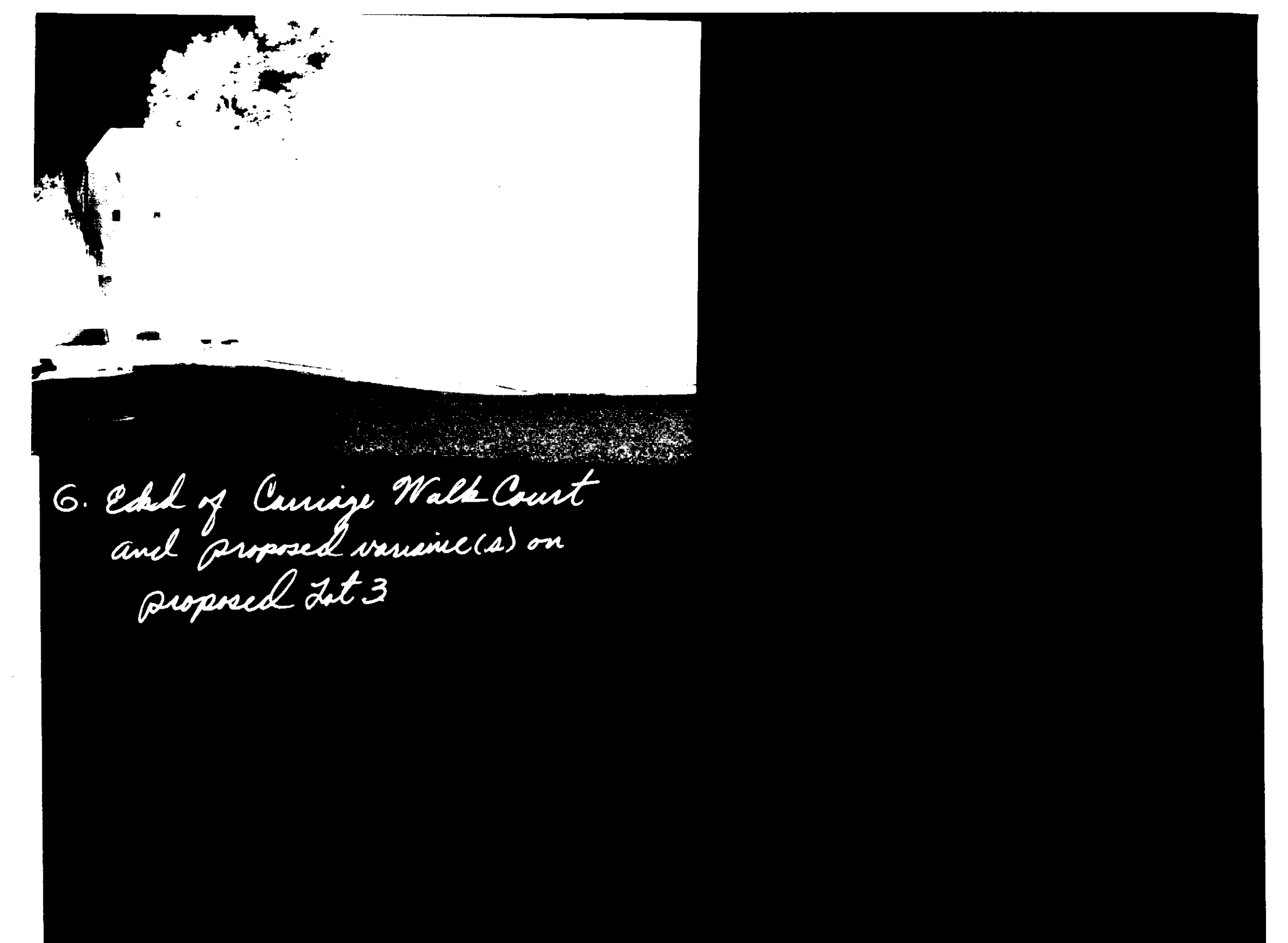
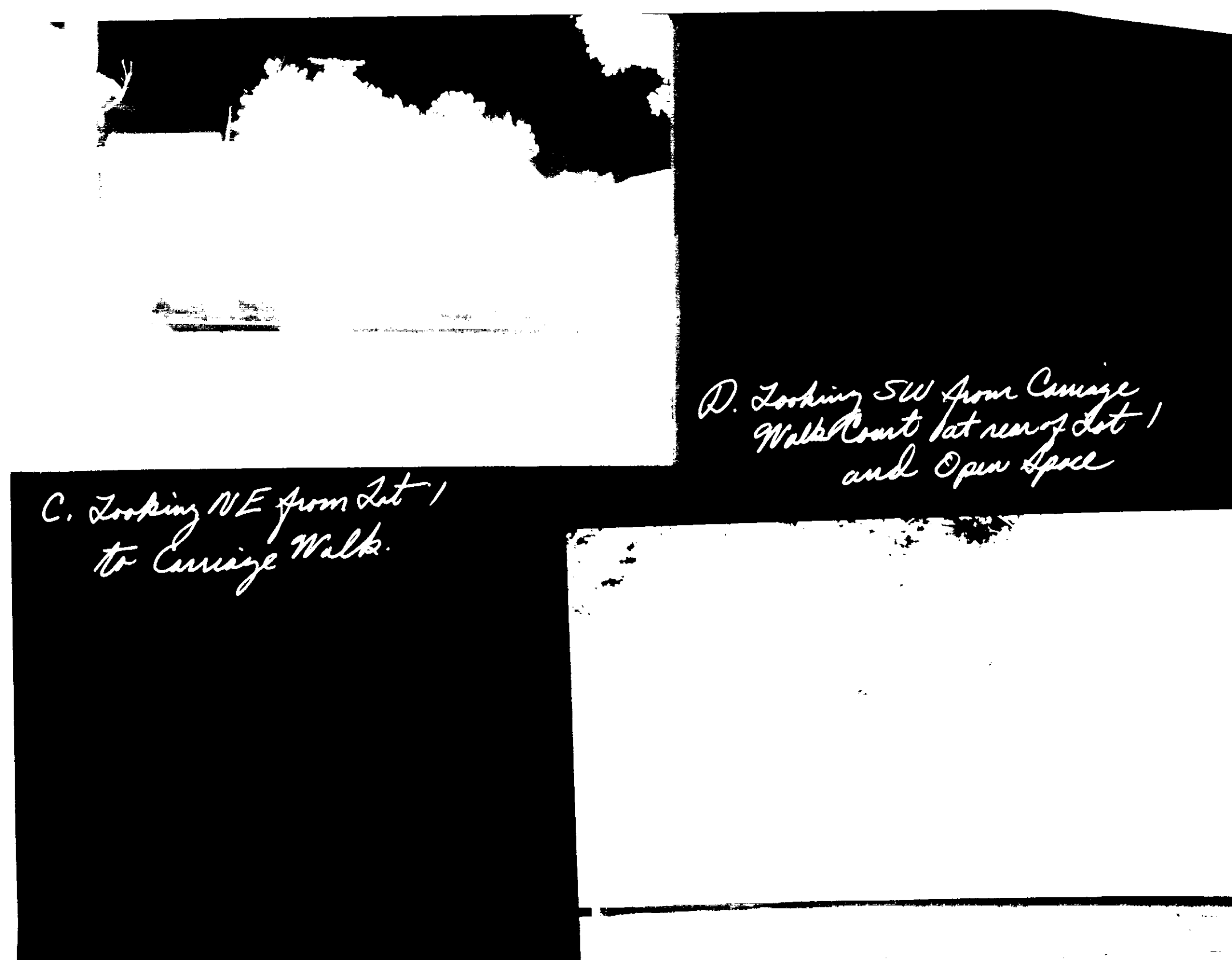
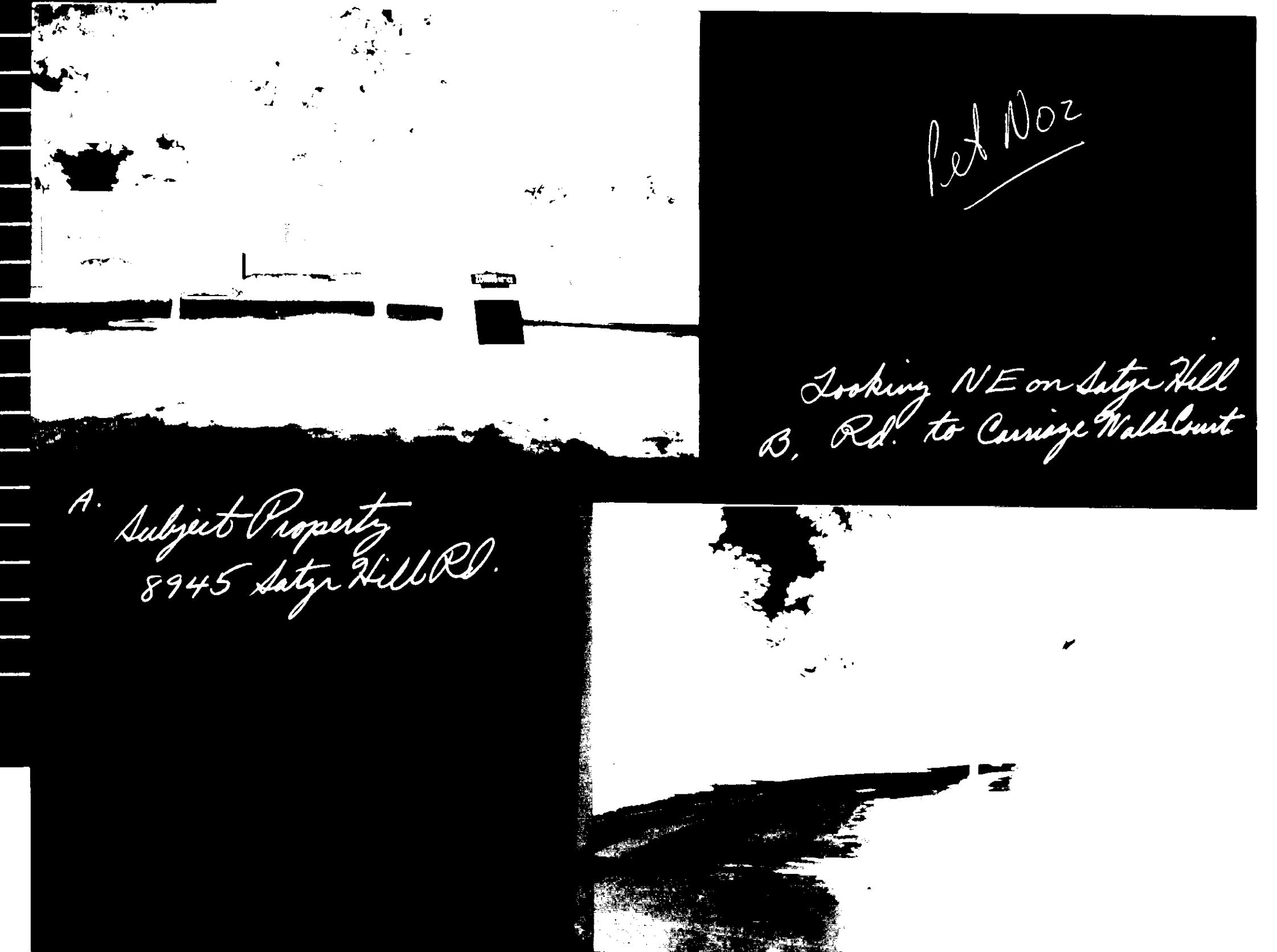
Authorized signature: *[Signature]* Date: *5/4/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
10201-19 Dolfeld Road	407	✓	4-13-92
RP		No Comments	
200 Norris Ave.	408	✓	
RP		No Comments	
2824-2828 Paper Mill Road (Victoria Woods CRG)	412	✓	
RP		No Comments	
13024 Gent Road (Minor Property (minor sub expanded to CRG))	413	✓	
RP		No Comments	
Seminary Overlook (Seminary & Thornton) CRG	414	✓	
RP		No Comments	
2200 Joppa Road	417	✓	
RP		No Comments	
1001 Oakland Road	418	✓	
RP		No Comments	
Broadview II (Related to CRG refinement)	419	✓	
DEPRM RP (AT EIRD)		No Comments	
COUNT 20			
4 Hilltop Road North	420	✓	4-20-92
DEPRM RP (AT EIRD)		No Comments	
10609 Brooklawn Road	422	✓	
RP		No Comments	
8945 Satyr Hill Road	423	✓	
DEPRM RP (AT EIRD)		No Comments	
Green Spring Valley Hunt Club (30 Green Spring Valley Road)	426	✓	
DEPRM RP (AT EIRD)		No Comments	

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-SHEET

NAME	ADDRESS
<i>[Signature]</i>	1402 BARNWORTH COURT
<i>[Signature]</i>	Red Oak Rd. 21215
<i>[Signature]</i>	700 Gent Traces, 21204
<i>[Signature]</i>	8945 Satyr Hill Rd.
	Baltimore, Md. 21234





Michael K. Smith

THIS PLAT IS FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED FOR USE IN
ESTABLISHING PROPERTY LINES.

LOT NUMBER	RIGHT-OF-WAY		NET		GROSS	
	SQ. FT.	AC.	SQ. FT.	AC.	SQ. FT.	AC.
1	3,122.89	0.07	19,013.40	0.44	22,136.29	0.51
2	-	-	7,385.45	0.17	7,385.45	0.17
3	1,100.00	0.03	7,626.81	0.17	8,726.81	0.20
L.O.S.	-	-	2,700.00	0.06	2,700.00	0.06
TOTAL	4,222.89	0.10	36,725.66	0.84	40,948.55	0.94

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE

SCALE: 1" = 50' DATE: APRIL 10, 1992

BPS/land technology inc.

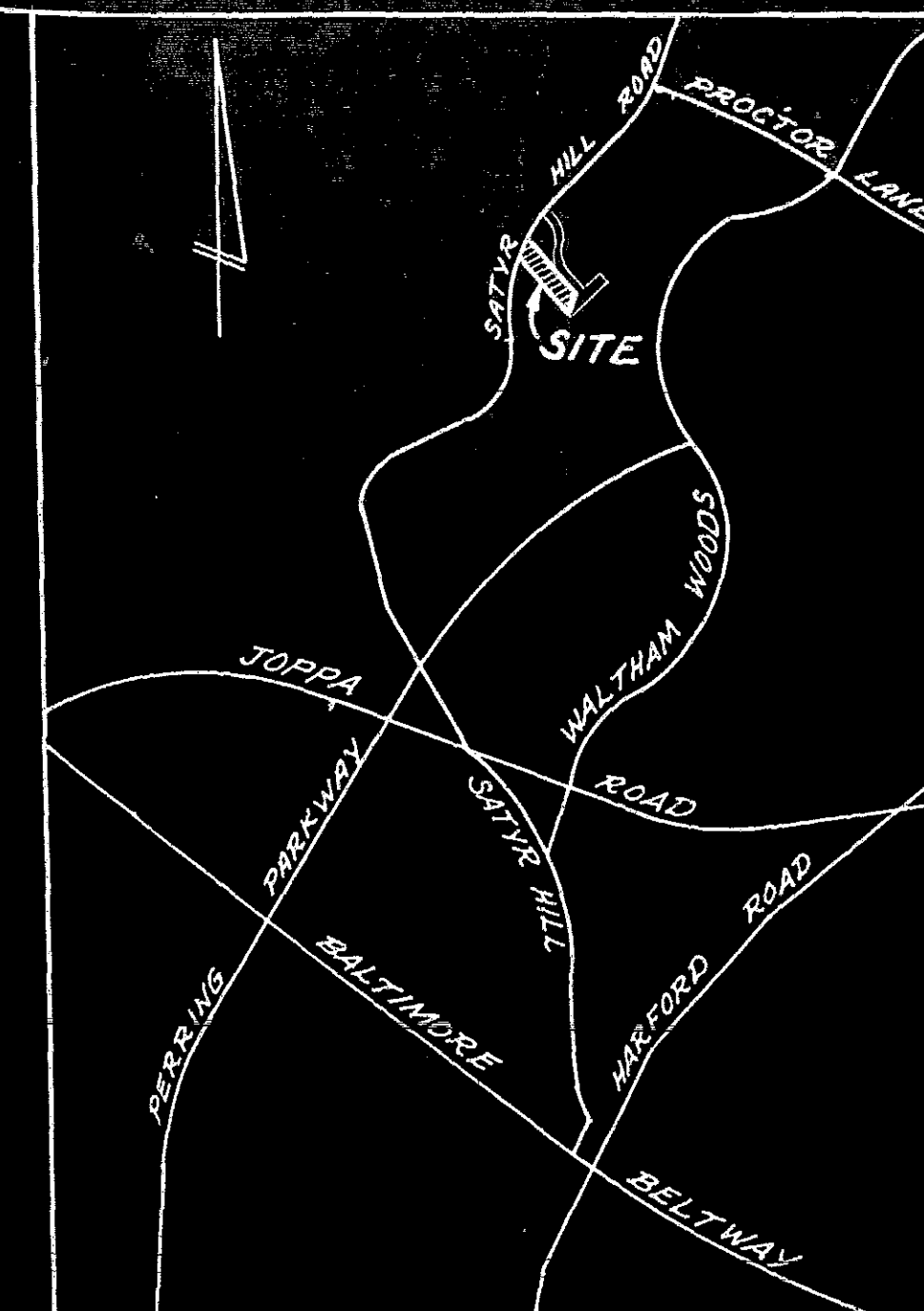
Engineers & Surveyors

P.O. BOX 5614

Baltimore, Maryland

301-435-0800

21210



VICINITY MAP
1" = 1000'

NOTES

- 1) AREA SHOWN THUSLY INDICATES LOCAL OPEN SPACE AREA TO BE VACATED AND RELOCATED AS PART OF THE PROPOSED LOCAL OPEN SPACE SHOWN HEREON, AND SAID VACATED OPEN SPACE IS TO BECOME PART OF THE PROPOSED LOTS 2 AND 3.
- 2) VARIANCES REQUESTED:
a. TO ALLOW BUILDING TO PROPERTY LINE 10 FEET IN LIEU OF 25 FEET. (J.B.9 - C.M.D.P.)
b. TO ALLOW BUILDING TO RIGHT-OF-WAY CENTER LINE OF 32 FEET FOR LOT 3 IN LIEU OF THE REQUIRED 50 FEET. (J.B.10 - C.M.D.P.)
- 3) PROPOSED DWELLINGS ON PROPOSED LOTS 2 & 3 ARE TO BE BUILT AT THE SAME HEIGHT FROM THE SAME GRADE AND WILL FRONT CARRIAGE WALK COURT. (WILL NOT EXCEED 35 FT.)
- 4) DENSITY CALCULATIONS:
OF LOTS ALLOWED:
D.R. 3.5 = 0.50 A.C. X 3.5 = 1.75 LOTS
D.R. 16 = 0.44 A.C. X 16 = 7.04 DENSITY UNITS (D.U.)
OF LOTS PROPOSED:
D.R. 3.5 = 1 LOT (EXISTING SINGLE FAMILY)
D.R. 16 = 2 LOTS, 3 OR MORE BEDROOMS = 3 D.U.

LOCATION INFORMATION

PROPERTY ADDRESS: 8945 SATYR HILL ROAD
OWNER: CHARLES EIERMAN
DEED REFERENCE: E.H.K. JR. NO. 5904-270
COUNCILMANIC DISTRICT: SIXTH
ELECTION DISTRICT: NINETH
1" = 200' SCALE MAP # : N.E. 10-D
CHESAPEAKE BAY CRITICAL AREA: NO
PRIOR ZONING HERRINGS: NONE
TAX ACCOUNT NUMBER: 0908010210

ITEM No. 425

91-412-A

